

CRATER LAKE PLAZA

FOR LEASE ► MEDFORD, OR



LOCATION

3565 Crater Lake Hwy
Medford, OR 97504

AVAILABLE SPACE

- 30,000 SF
- 6,426 SF

RENTAL RATE

Please call for details

TRAFFIC COUNTS

Crater Lake Hwy – 37,066 ADT ('25)
Interstate 5 – 47,934 ADT ('25)

HIGHLIGHTS

- The 30,000 SF space has two dedicated loading docks.
- Situated in a high-visibility, high-traffic area with excellent access to major highways.
- Located in a growing area with a robust residential and business community.
- Property is zoned Commercial Regional (C-R).



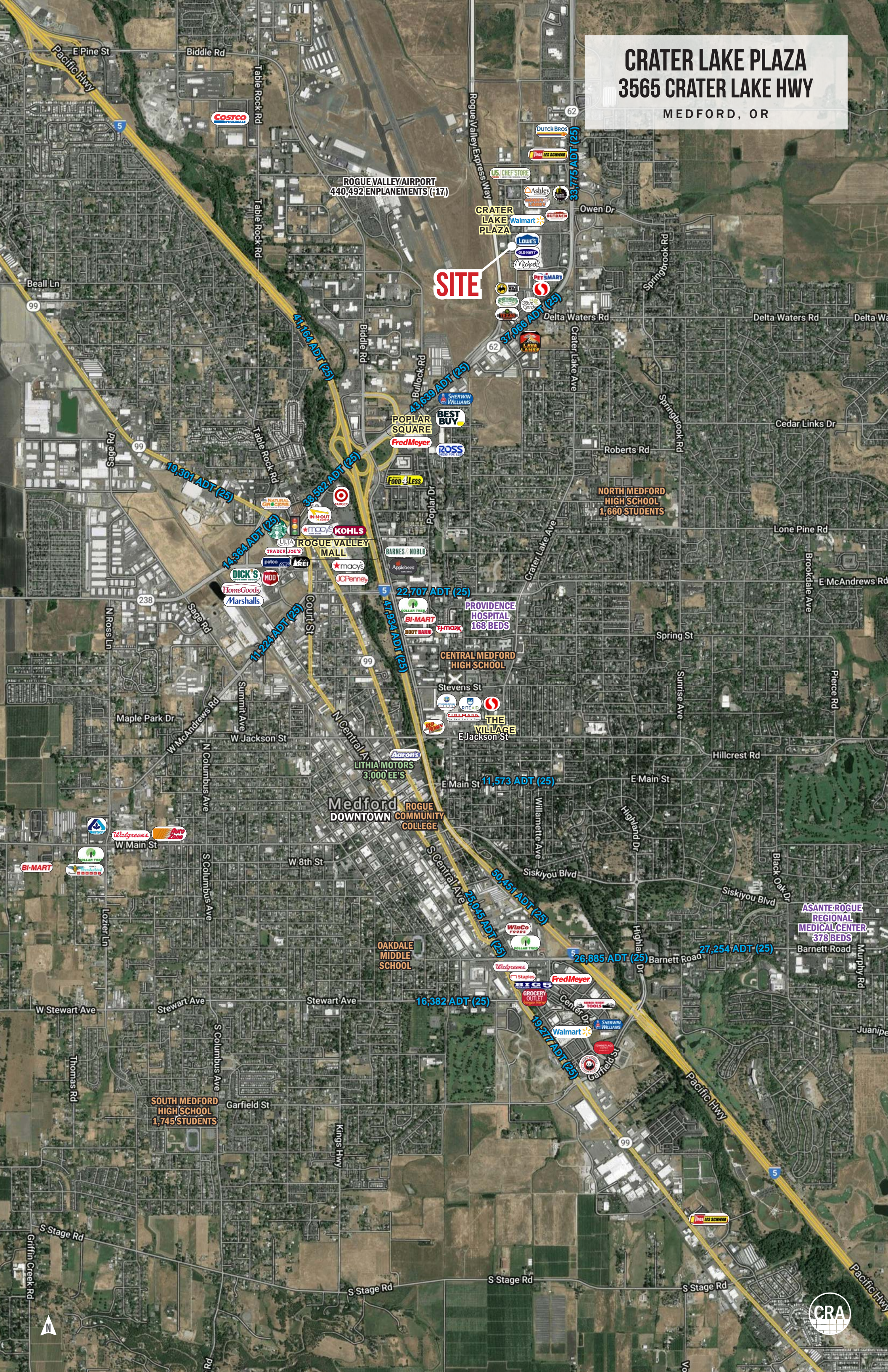
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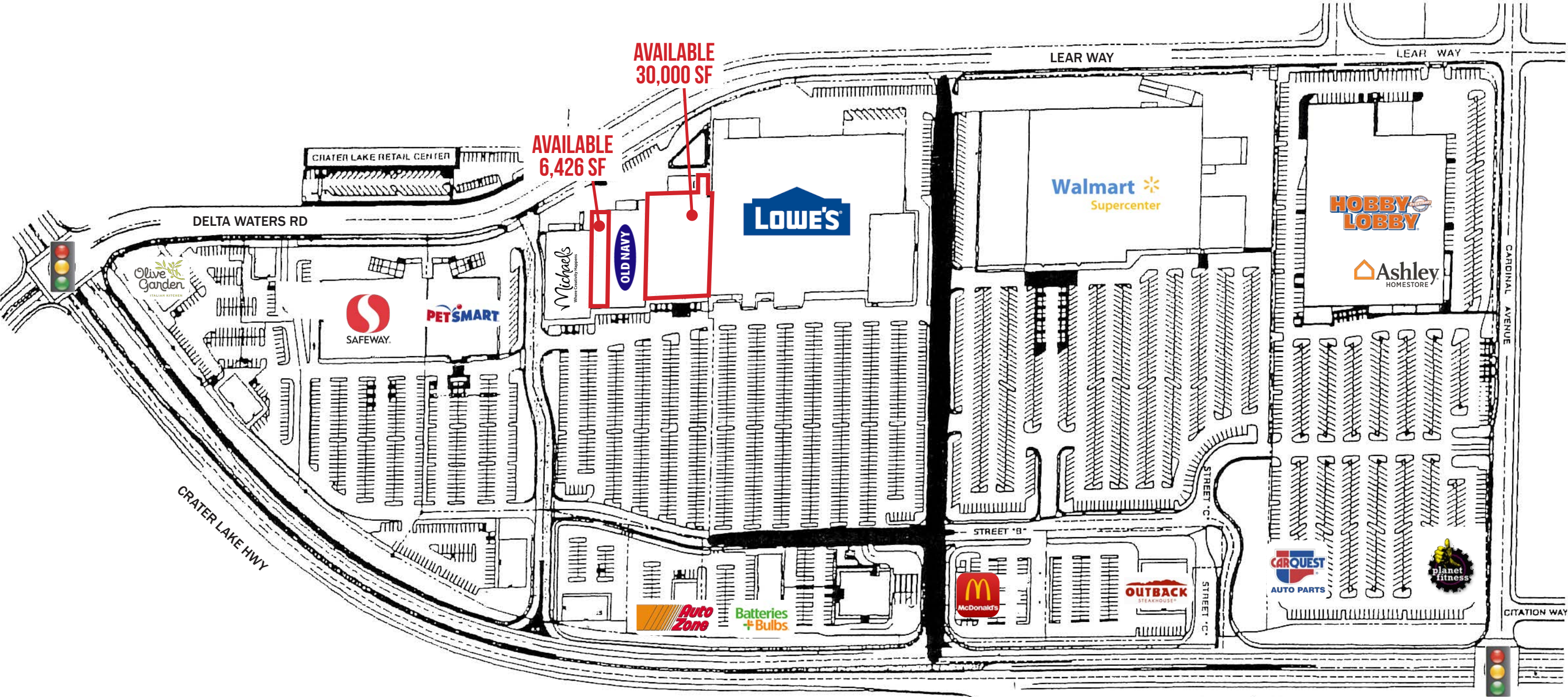
CRATER LAKE PLAZA 3565 CRATER LAKE HWY

MEDFORD, OR



SITE PLAN

CRATER LAKE PLAZA
3565 CRATER LAKE HWY
MEDFORD, OR



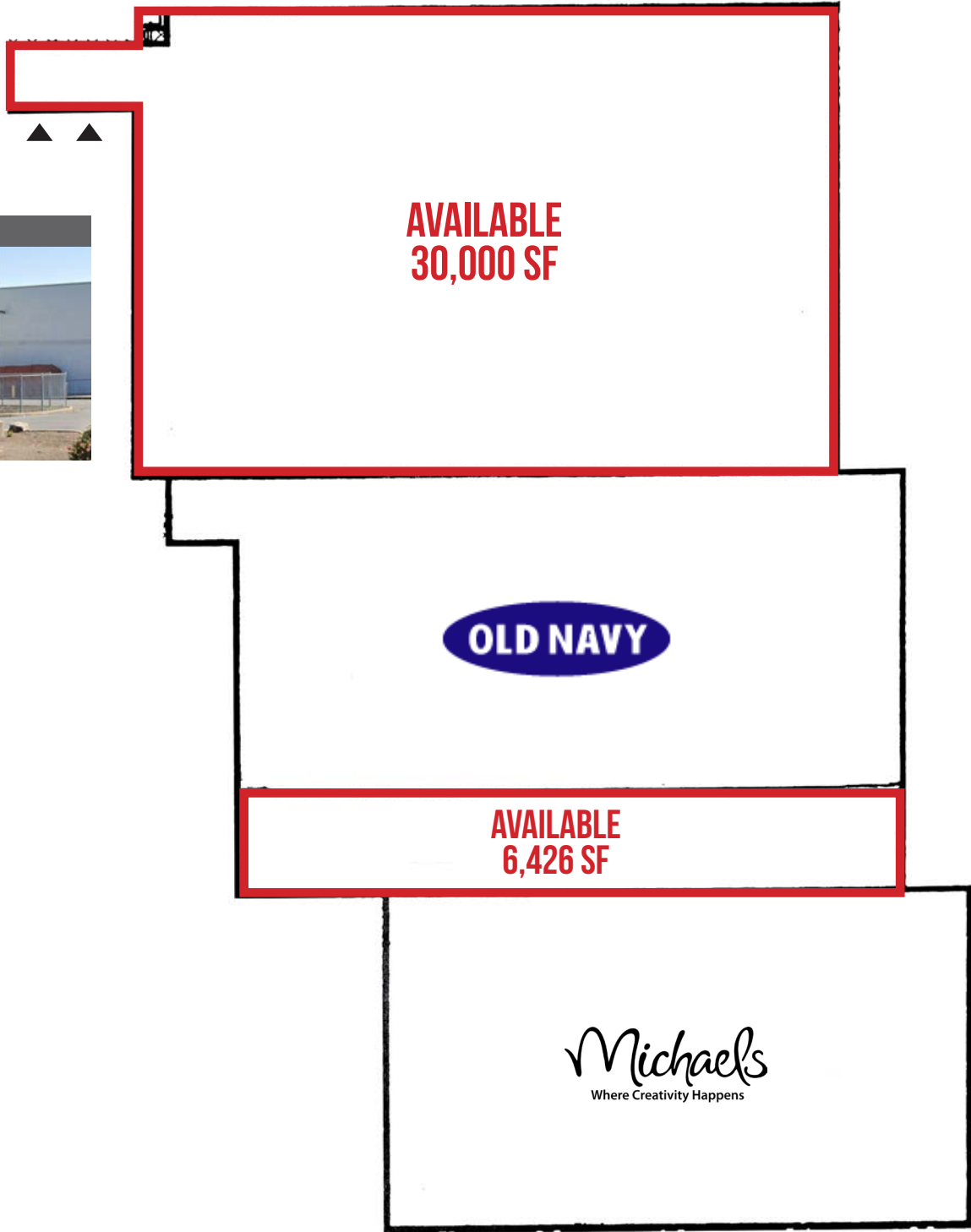
CRATER LAKE HWY 37,066 ADT (25)



The information contained herein has been obtained from sources Commercial Realty Advisors NW LLC deems reliable. We have no reason to doubt its accuracy, but Commercial Realty Advisors NW LLC does not guarantee the information. The prospective buyer or tenant should carefully verify all information obtained herein.

CRATER LAKE PLAZA
3565 CRATER LAKE HWY
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SITE PLAN | CLOSE-IN



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CRATER LAKE PLAZA

3565 CRATER LAKE HWY

MEDFORD, OR

DEMOGRAPHIC SUMMARY

Source: Regis – SitesUSA (2025)	1 MILE	3 MILE	5 MILE
Estimated Population 2024	7,079	58,161	118,992
Estimated Households	2,744	23,432	47,316
Average HH Income	\$100,315	\$88,480	\$98,323
Median Home Value	\$370,827	\$389,269	\$406,844
Daytime Demographics 16+	7,400	50,927	89,310

\$100,315

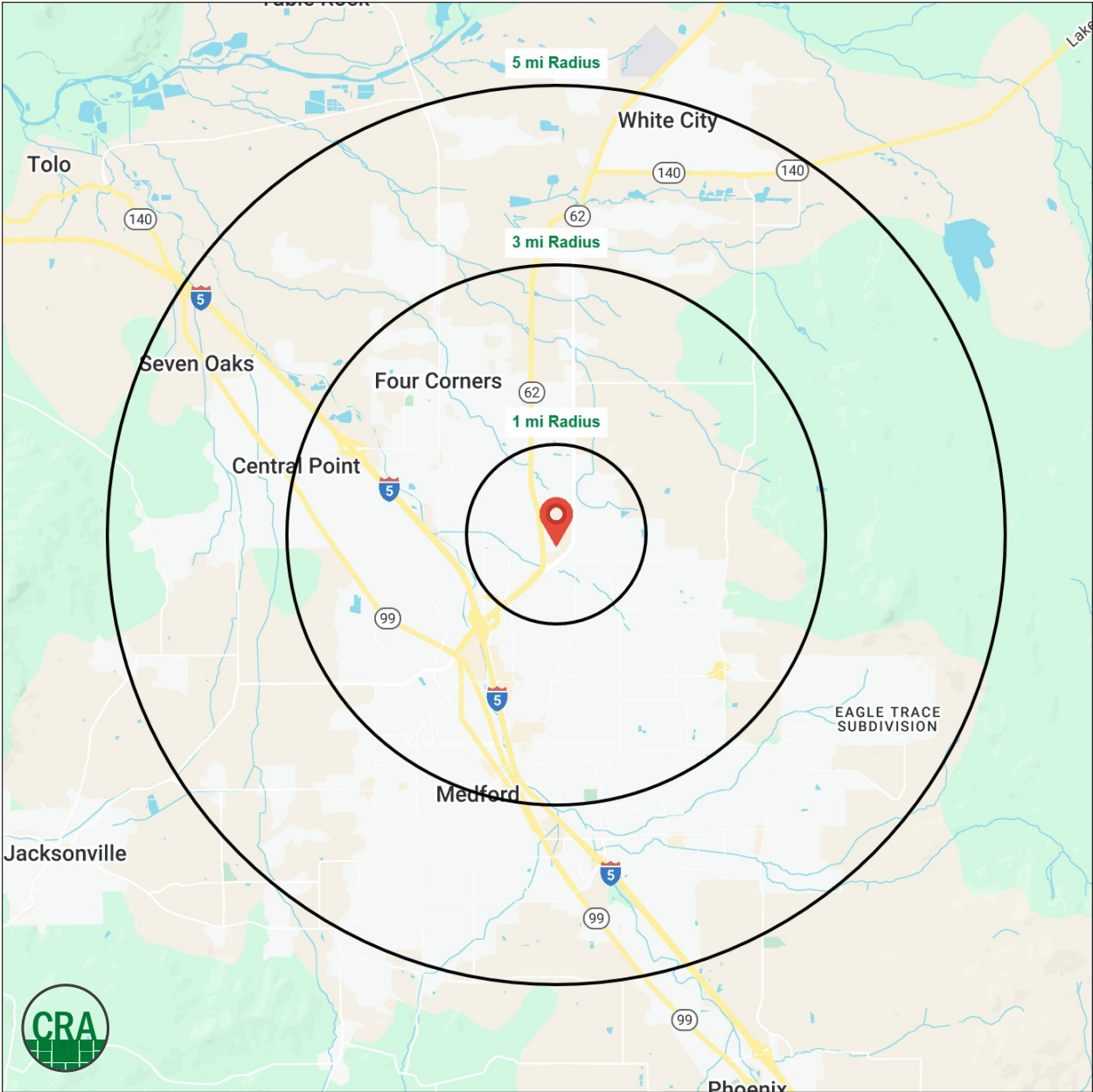
Average HH Income

1 MILE RADIUS

38.5

Median Age

3 MILE RADIUS



Summary Profile

2010-2020 Census, 2024 Estimates with 2029 Projections
Calculated using Weighted Block Centroid from Block Groups



Lat/Lon: 42.3645/-122.8591

3565 Crater Lake Hwy Medford, OR 97504	1 mi radius	3 mi radius	5 mi radius
Population			
2024 Estimated Population	7,079	58,161	118,992
2029 Projected Population	7,182	56,752	116,239
2020 Census Population	7,147	58,681	121,048
2010 Census Population	6,390	53,985	107,282
Projected Annual Growth 2024 to 2029	0.3%	-0.5%	-0.5%
Historical Annual Growth 2010 to 2024	0.8%	0.6%	0.8%
2024 Median Age	36.5	38.5	39.5
Households			
2024 Estimated Households	2,744	23,432	47,316
2029 Projected Households	2,779	22,779	46,061
2020 Census Households	2,726	23,301	47,027
2010 Census Households	2,439	21,588	41,935
Projected Annual Growth 2024 to 2029	0.3%	-0.6%	-0.5%
Historical Annual Growth 2010 to 2024	0.9%	0.6%	0.9%
Race and Ethnicity			
2024 Estimated White	80.6%	80.1%	80.2%
2024 Estimated Black or African American	1.0%	1.3%	1.2%
2024 Estimated Asian or Pacific Islander	3.3%	2.9%	2.5%
2024 Estimated American Indian or Native Alaskan	0.9%	1.0%	1.0%
2024 Estimated Other Races	14.2%	14.6%	15.1%
2024 Estimated Hispanic	16.5%	16.9%	17.5%
Income			
2024 Estimated Average Household Income	\$100,315	\$88,480	\$98,323
2024 Estimated Median Household Income	\$77,431	\$69,230	\$74,543
2024 Estimated Per Capita Income	\$38,984	\$35,869	\$39,265
Education (Age 25+)			
2024 Estimated Elementary (Grade Level 0 to 8)	2.7%	3.5%	3.1%
2024 Estimated Some High School (Grade Level 9 to 11)	5.7%	6.5%	6.7%
2024 Estimated High School Graduate	29.1%	28.4%	28.3%
2024 Estimated Some College	30.9%	24.4%	24.6%
2024 Estimated Associates Degree Only	7.0%	10.5%	9.3%
2024 Estimated Bachelors Degree Only	15.0%	17.8%	18.4%
2024 Estimated Graduate Degree	9.6%	8.9%	9.5%
Business			
2024 Estimated Total Businesses	580	4,178	6,872
2024 Estimated Total Employees	5,395	31,977	50,613
2024 Estimated Employee Population per Business	9.3	7.7	7.4
2024 Estimated Residential Population per Business	12.2	13.9	17.3

For more information, please contact:

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KNOWLEDGE

RELATIONSHIPS

EXPERIENCE



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The information herein has been obtained from sources we deem reliable. We do not, however, guarantee its accuracy. All information should be verified prior to purchase/leasing. View the Real Estate Agency Pamphlet by visiting our website, www.cra-nw.com/home/agency-disclosure.html. CRA PRINTS WITH 30% POST-CONSUMER, RECYCLED-CONTENT MATERIAL.